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Let's build a community."*

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Mr. Oliver Netburn

Deputy Advisory Agency

Department of City Planning

City of Los Angeles

200 N. Spring St.

Los Angeles, CA 90012

Re: Case No. VTT-73814-SL-CPC-2015-4680-GAPA-ZC

Case No. VTT-73714-SL-APCSV-2015-4684-ZC

Aug. 9, 2016

Dear Mr. Netburn:

On Aug. 9, 2016, at a joint meeting of the West Hills Neighborhood Council Zoning and Planning Committee and the West Hills Neighborhood Council Board of Directors, the following revised compromise resolution concerning proposed developments on lots at 7000 Woodlake Ave. and 23200 Sherman Way was approved by a unanimous vote:

Be it resolved that we consider the proposed densities for these projects — 23200 Sherman Way (West Parcel), VTT-73714SL, APSCSV-2015-4684-ZC; and 7000 Woodlake Ave. (East Parcel), VTT-73814-SL, CPC-2015-4680-GPAZC — to be excessively high and failing to match the character of the surrounding neighborhoods.

As currently planned, these projects fail to properly address the safety of residents due to lack of sidewalks, inadequate parking, insufficient width of streets and lack of play areas. They also would take away too much precious open space and negatively affect the neighbors' quality of life.

The densities of these projects should not exceed the densities that would be allowed according to the general plan without application of the Small Lot Ordinance.

We also urge compliance with the staff report that recommends:

1. A 15-foot rear-yard setback along Sherman Way
2. A 15-foot setback along the western side of Woodlake Avenue
3. Entrance moved to the south, away from the intersection of Sherman Way and Woodlake Avenue
4. A 26-foot wide two-way street with an ADA-compliant sidewalk on at least



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one side of the road — for the safety of children and adults

5. House plans redesigned to articulate the rear wall to avoid the appearance of one long wall parallel to Bell Creek
6. Larger turning radius to allow easier access for Fire Department and Police Department vehicles
7. Driveways on the east parcel are shown as 15 feet long as required by the underlying zone; our preference is to have 20-foot-long driveways to allow cars to park in front of the garage doors, allowing for adequate parking for families with young drivers
8. Minimum 20-foot-long driveways fore the homes on the west parcel, allowing for adequate parking for families with young drivers
9. All setbacks to comply with the underlying zone (exception: those houses with rear yards facing the historic structure)

In addition, we strongly recommend dedicating space on both sides of the property to the Mountains Recreation and Conservation Authority (MRCA), as outlined in comments made by the Santa Monica Mountains Conservancy in its letter of June 15, 2016.

Furthermore, the committee voted unanimously on Aug. 9 to support the attached compromise proposal for 22 dwellings on the west parcel and nine dwellings on the east parcel.

Sincerely,

Bill Rose

Co-Chair, WHNC Zoning & Planning Committee

Charlene Rothstein

Vice President and Co-Chair, West Hills Neighborhood Council

Co-Chair, WHNC Zoning & Planning Committee

Dan Brin

President and Co-Chair, West Hills Neighborhood Council

Attached:

1. Compromise proposal for development
2. Comparison chart showing alternative specifications for the project